

**COMMUNITY DEVELOPMENT DEPARTMENT
BUILDING DIVISION
PHONE (408) 354 -6815 FAX (408) 354-7593
www.losgatosca.gov**

SWIMMING POOL CONSTRUCTION REQUIREMENTS

Common Requirements for Swimming Pool Construction

- ☐ Pool barriers must be installed prior to filling of pool. Preplaster inspection will not be signed off without completion of the installation of the pool barriers. Pool Barriers must comply with the requirements of Sec. 31B, Div. II of the 2001 California Building Code and the Los Gatos Ordinance No. 1940. Both requirements could be satisfied with the construction of a fence around the pool which conforms to the 2001 CBC (see page two for specific construction specifications).
- ☐ Mechanical equipment combustion vents must be 4 feet away from operable windows, doors, and property lines and installed in accordance with their listing and the manufacturer's instructions. Sec. 806.7 UMC
- ☐ Gas pipe diameter to be in accordance with manufacturer's recommendation for pool heater or 1¼ inches in diameter (maximum dedicated line length 100 feet) or whichever is greater.
- ☐ At least one convenience (GFCI-120V) receptacle is required between 10' and 20' from the pool. No receptacles within 10' of pool except single, locking type GFCI protected receptacles for water pumps. All electrical receptacles, within 20' of pool, need to be GFCI protected.
- ☐ Lighting fixtures may not be installed less than 5' horizontally from the inside walls of a pool unless 12' above water surface. Existing fixtures must be at least 5' feet above water surface and GFCI protected. Lighting fixtures and lighting outlets installed in the area extending between 5' and 10' from inside walls of pool shall be GFCI protected unless 5' above maximum water level. NEC 680-6(a) and 580-6(b).
- ☐ All metal surfaces within 5' of the inside edge of pool wall must be bonded with minimum no. 8 bonding conductor NEC 680-22(a). Light niches, diving board, pool ladder, deck steel, and junction boxes are some of the most commonly bonded pool elements.
- ☐ Hose bibs or pool piping that supply water to the pool must have a listed backflow protection.
- ☐ Pool and Spa Equipment (Title 24 Mandatory Measures Sec. 2.6.5):
 - a. The system is certified with 78% thermal efficiency, on-off switch, weatherproof operating instructions, no electric resistance heating, and no standing pilot light.
 - b. System is installed with at least a 36" pipe between filter and heater for future solar heating and a cover for outdoor pools or outdoor spas.
- ☐ Prior to final inspection, an accessible clean-out or an approved landscape discharge area (ponding area) for servicing pool (i.e., back-washing filter system, pumping water from the pool for repair or plastering work) shall be provided per Town Ordinance No. 1940.

The 2001 California Building Code, Chapter 31 B, Division II requires a swimming pool for a single family home to be equipped with at least one of the following safety features;

- 1) The pool shall be isolated from access to a home by an enclosure that meets the requirements of section 3152B.
Section 3152B, an enclosure shall have all of the following characteristics.
 - a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
 - b) A minimum height of 60 inches.
 - c) A maximum vertical clearance from the ground to the bottom of the enclosure of 2 inches. Gaps or voids, if any, do not allow passage of a sphere equal to or greater than 4 inches in diameter.
 - d) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.
- 2) The pool shall be equipped with an approved safety pool cover.
- 3) The residence shall be equipped with exit alarms on those doors providing direct access to the pool.
- 4) All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
- 5) Other means of protection, if the degree of protection afforded is equal to or greater than afforded by any of the devices set forth in Items 1-4, inclusive, as determined by the Town of Los Gatos Building Official.

The requirements of the article shall not apply to any of the following:

- 1) Public swimming pools.
- 2) Hot tubs or spas with locking safety covers that comply with the American Society for Testing Materials-Emergency
- 3) Performance Specification (ASTM-ES 13-89).
- 4) Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes requirements that are at least as stringent as this article.
- 5) An apartment complex, or any residential setting other than a single-family home.

The Los Gatos Town Code, Sec. 29.10.09020, also requires the premises with a swimming pool to be enclosed with a fence.

The fence shall be constructed as follows;

- 1) Five (5) feet high fence
- 2) Opening, holes or gaps in fence shall not exceed four (4) inches
- 3) Each gate shall be equipped with a self-closing and self-latching device
- 4) Gate latching device shall be at least three and one half feet high (3.5')
- 5) The bottom of fence and gate shall be constructed within four (4) inches of finished grade

A fence constructed per the 2001 California Code which completely encloses a swimming pool will also meet the requirements of the Los Gatos Town Code.

Town of Los Gatos
Building Division

110 E. Main St., Los Gatos, CA 95030
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**Private Swimming Pool/Spa
Submittal Requirements**

Proposed pools or spas on lots in the Hillside Area as defined by the Hillside Development Standards and Guidelines, on sloping lots that require excessive grading, or that require the removal of trees may be subject to the Architecture and Site approval process. The Planning Division will determine the appropriate process which may include a public hearing before the Planning Commission. Pools or spas on excessive slopes are discouraged.

Grading and Site Improvement Plans are required on lots with an average slope of 10-percent or more. Grading plans must be submitted under a separate application package directly to the Engineering Division of the Public Works Department at 41 Miles Ave. Call (408) 395-3460 for submittal requirements and fees.

In order to process your request for a building permit, please submit the items listed below **and include this completed checklist in your submittal package.** A plan check fee will be required at submittal.

Codes enforced by the Town of Los Gatos are the 2001 California Building, Plumbing, Mechanical Codes, the 2004 California Electrical Code, and 2005 Energy Codes, and Los Gatos Town Ordinances. Applicable code sections must be referenced on the cover sheet of the plans.

Three (3) complete stapled (down the left side) sets of drawings 24"x36" minimum size (larger [up to 30"x36"] will incur \$50 oversized plans charge), two sets of which must be wet stamped and signed by the design professional, to include:

- ☐ If you went through the Architecture & Site process, **the approval letter and conditions of approval must be permanently affixed (i.e., copied) onto the cover sheet of the plans.**
- ☐ **A Compliance Memorandum shall be prepared and submitted with the building permit application detailing how the Conditions of Approval will be addressed.**
- ☐ *Blueprint For A Clean Bay* sheet must be the second page (available at the Building Counter for a \$2 fee or at San Jose Blue Print).
- ☐ Topographic map for lots with average slopes over 10-percent and properties within the Hillside Area as defined by the Hillside Development Standards and Guidelines
- ☐ Geotechnical report for lots with average slopes of 20-percent or more.
- ☐ Fully dimensioned site plan, including distances to property lines of all buildings and structures
- ☐ Show locations of all potentially affected trees (on-site and off-site), tree drip lines, diameter at 36" above natural grade, species, and distance from the trunk to proposed improvements
- ☐ Show location of pool and pool equipment per Section 29.10.0920 of the Zoning Ordinance
- ☐ Show location of septic tank and leach line area, if no public sewer system
- ☐ Show location of all easements (sewer, water, power, drainage, etc.)
- ☐ Show location of overhead electrical drops, including vertical clearance to pool
- ☐ Show location of existing and/or proposed retaining walls and fences, including height, material (wood, chain link, wrought iron, etc.) including ornamental pattern of open-web or picket-type fences
- ☐ Show gas pipe location, material, size, and point of connection to existing gas service
- ☐ Structural calculations for pool construction and for retaining walls. Provide two (2) wet signed & stamped sets.
- ☐ The property must be enclosed with a fence conforming with the Town of Los Gatos Ordinance, Sec. 29.10.09020
- ☐ The pool must be provided with pool barriers in conformance with the 2001 California Building Code Section 31B for private pool installations. **Note:** A fence which completely encloses the pool and is designed per the 2001 California Building Code will satisfy the Town Ordinance.
- ☐ Santa Clara Valley Water District permit required if doing construction within 50ft of a natural water course. Contact them at (408) 265-2600 x2253.

NOTE: No materials or containers (including debris boxes) are allowed to be stored in the public-right-of-way without first obtaining a permit to do so from the Engineering Division of the Public Works Department. Call (408) 399-5771 for requirements and fees.